



# STERLING VALUE ADD PARTNERS II ("SVAP II") Acquisition Criteria

Characteristics we seek in our targeted **VALUE-ADD RETAIL** real estate investments include:

- Major market MSAs
- In-fill locations, 75,000 people in 3 mile radius
- Potential for significant income growth
- Real estate fundamentals more important than credit of tenants
- Below market rents
- Redevelopment opportunities
- Deal size: \$10 million to \$1 billion
- Individual deals and/or portfolios

**\$1 Billion**  
OF BUYING POWER

## SVAP II'S TARGET MARKETS



**SVAP II's fully discretionary capital will be deployed in target MSAs as shown above.**